

GOVDOC

BRA

3074



BOSTON EAST

102 - 160 Border Street
East Boston

Summary of Existing Data

(circ 124)

NO

21

1991

BOSTON EAST

SUMMARY OF EXISTING DATA

Background

A portion of the East Boston Waterfront is owned by the City of Boston, Real Property Department. Known locally as "Boston East", the property is located at 102-160 Border Street and consists of approximately 4.8 acres of land and 9 acres of dock and pier area. The site has been vacant since 1964. Over the past 20 years, little interest has been expressed in the site, except for sporadic proposals for high rise housing (by the previous owner, Robert Charles Associates) and more recently by the East Boston Community Development Corporation for a mixed commercial-recreational marina use, marine related repair and service business. The Boston Redevelopment Authority has maintained a "hold" on the disposition of this property pending receipt and review of an acceptable development proposal.

Existing Site Conditions

In early 1982, Childs Engineering Corporation conducted a review of the site as follows:

"We have looked at the Old Boston East Site above and below water and have conducted a preliminary hydrographic survey of the site which we have numbered Piers 1, 2, 3, and 4, starting at the south side of the site.

All four piers are in very poor condition. There is nothing remaining in Piers 2 or 4, which is reusable. Some of the piles in the inshore one-half of Piers 1 and 3, might be used as mooring piles for floats of a marina.

There are the remains of two marine railways on the site. The cradles of both marine railways are unusable and unsalvageable. The track of the larger marine railway, which is the northern marine railway, could be used as the foundation for a small boat launching ramp.

The hydrographic survey indicates that the slip south of Pier 1 is deep enough to use without dredging. However, there is a derelict tugboat sunk at the outshore end of this slip. The slip between Pier 2 and Pier 1, since it has the tracks of the two marine railways, has not been dredged for a long time and consequently, is usable without dredging only in its outshore one-half. The slip between Pier 3 and Pier 2 has been dredged and is deep enough to be used as a marine.

There is, however, a sunken barge at the outshore end of this slip. The wide part of Pier 3 at the inshore end, since it is not usable, should be removed if any further use is to be made of the property. The slip between Pier 4 and Pier 3 has been dredged at its outshore end and about one-half of the slip is usable without dredging for a marina.

There are, however, some submerged objects about 300 feet off shore which would have to be removed and there is a derelict float on the shoreline in the slip which would have to be removed. Our sketch 506-82-1 shows the site."

Current Status

The East Boston Community Development Corporation has presented a proposal to EDIC dated May 12, 1984 proposing that the property be released by the City to EBCDC for the purposes of building a "mixed commercial-recreational marina use, and build a structure of 35,000 square feet for marine-related repair and service businesses". Included in the proposal is the provision of a launching ramp and mooring area. Other marine-related uses are mentioned in the proposal as possibilities. "Total costs are estimated at \$3,700,000". "unexplored sources of funding would be the City of Boston/EDIC, conventional sources, and private investors."

On April 5, 1984, the Marine Fisheries Advisory Commission, Commonwealth of Massachusetts, voted to "support the Public Access Board's efforts to acquire the Boston East site for purposes of providing recreational and commercial vessel berthing, public launching facilities and marine support facilities".

Appropriateness of Site for Boston Harbor Lobstermen

During the past three weeks, the "Boston East" site has been mentioned repeatedly in East Boston Community meetings as a possible and acceptable location for the Boston Harbor Lobstermen. Along with other alternatives mentioned (including the MassPort-owned Piers 4 and 5), the October 4th, public meetings of the East Boston Project Advisory Committee, and the East Boston Land Use Advisory Committee, and the meeting of the Heritage Apartment residents on October 11th, resulted in suggestions that the Border Street site be considered.

The summary of existing data outlined in this memorandum indicates clearly that additional engineering, planning and design efforts would be required in order to determine the real costs associated with the development of the site for the Boston Harbor Lobstermen.

Advantages of the site and its location are: (a) the site is publically owned, and it is assumed that acquisition costs could be minimal; (b) the site is located in a commercial/industrial area and would have minimal impact on East Boston residential areas; and (c) access to the site via Central Square and Border Street poses no impact on either residential streets or congested commercial areas.

Disadvantages to the site include: (a) probable high costs associated with demolition of derelict piers, rebuilding bulkheads and mooring/docking space; and (b) adequacy of site to accommodate space needs for lobstermen.

CENTRAL SQUARE

EAST
BOSTON

TO BOSTON,
SOUTH SHORE,
I-90, I-93

TO NORTH
SHORE

MAVERICK SQUARE

TO LOGAN
AIRPORT

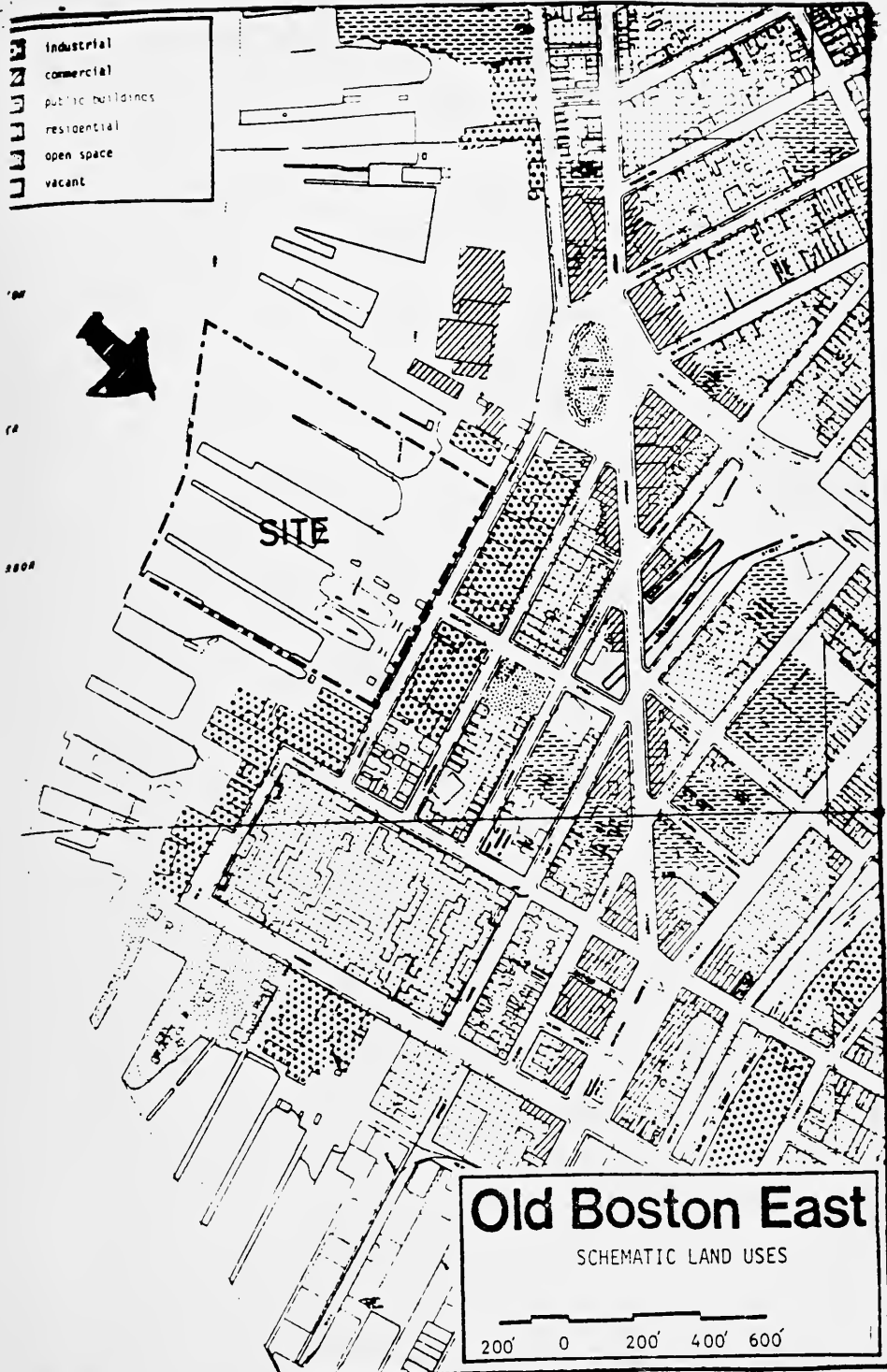
Old Boston East

TRAFFIC PATTERNS

0 10,000

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- industrial
- commercial
- public buildings
- residential
- open space
- vacant

SITE

Old Boston East

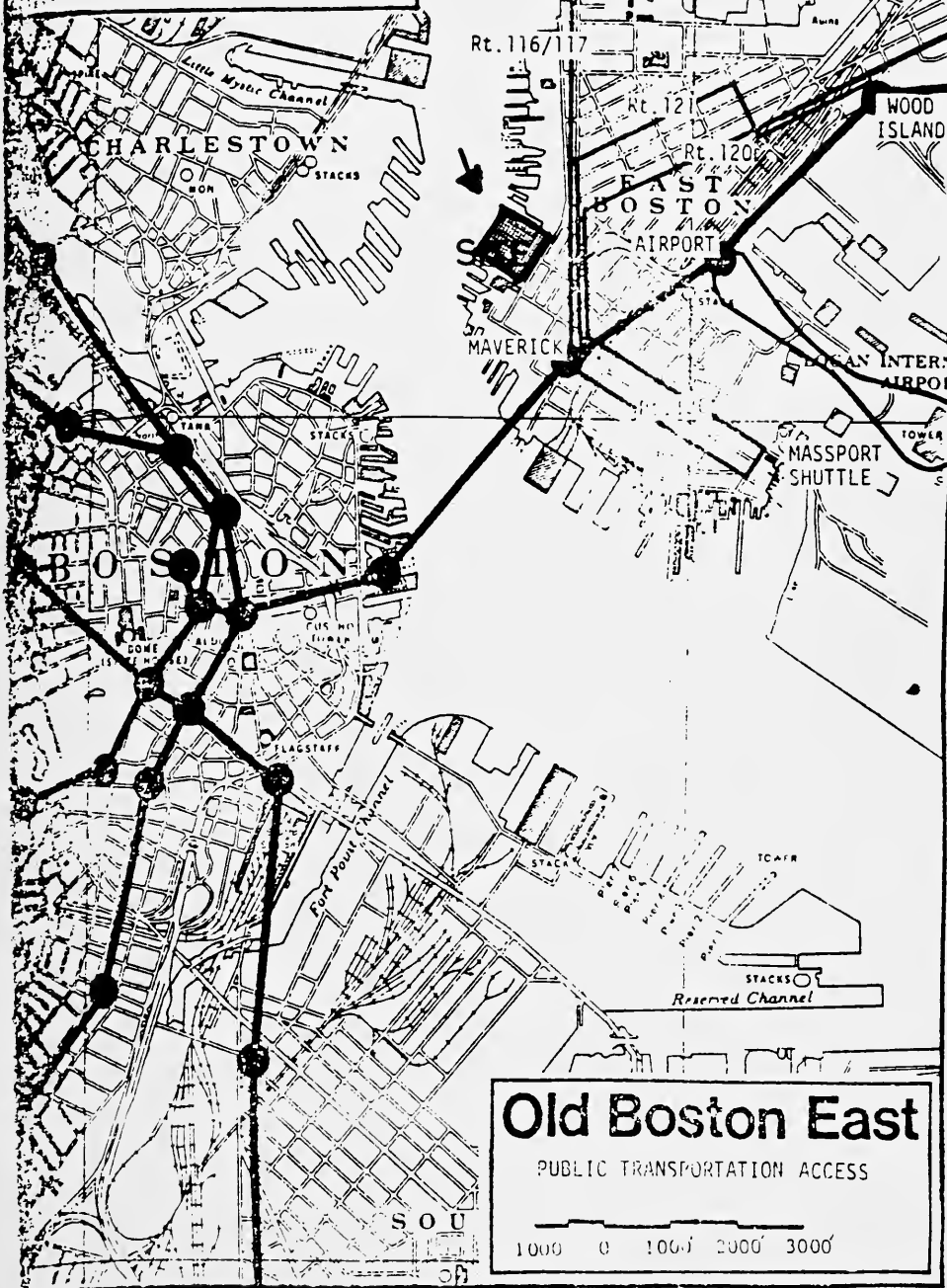
SCHEMATIC LAND USES

200' 0 200' 400' 600'

MBTA subway transit stations

MBTA subway transit routes

MBTA bus transit routes



Old Boston East

PUBLIC TRANSPORTATION ACCESS

1000 0 1000 2000 3000

EDIC/Boston

September 15, 1980

Joanne Prevost
Real Property Department
City Hall
Boston, MA 02201

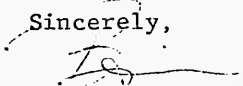
Dear Joie:

During the past few years, the Economic Development and Industrial Corporation of Boston (EDIC/Boston) has primarily focused its efforts to promote industrial retention and expansion on our three industrial parks. During the past three months, however, EDIC/Boston began to actively promote new industrial development throughout the City. Towards this end, EDIC/Boston is interested in working with the Real Property Department to make industrially zoned sites taken in tax foreclosure proceedings available to industrial firms for a reasonable price. Our goal is to find intensive land uses which generate maximum employment opportunities for City residents and tax revenues for the City.

There are two Real Property Department owned sites, located in different neighborhoods, for which industrial firms have expressed some interest. Descriptions of these sites, located on Border Street in East Boston and Amory Street in Jamaica Plain, are attached. Before EDIC/Boston continues its discussions with expanding industrial firms, we would like to know if these sites are available and if available, how they can be conveyed. We would be interested in meeting with you regarding these matters.

Your consideration of these development opportunities will be appreciated.

Sincerely,


Brian F. Dacey
Acting Director
18 Tremont Street, Boston, MA 02108 / (617) 725-3342

BFD:DE:jm
Kevin H. White, Mayor/Economic Development & Industrial Corporation of Boston



POTENTIAL REAL PROPERTY OWNED
INDUSTRIAL DEVELOPMENT SITES

DESCRIPTIONS

Border Street

Location: 102-152 Border Street
East Boston, MA

Parcel Numbers: 5412-3, 5413, 5414

Zone Designation: W-2

Area: 14 Acres

Features: Waterfront site - Contains 5
severely deteriorated piers
and 2 drydocks

Developer Interest: East Point Yacht Company interested
in building yachts. Initial 20,000
SF facility would employ 25-30
people in highly skilled work. By
1983, plans to expand to 68,000 SF
and 100 employees.

Amory Street

Location and
Parcel Numbers: Parcel 1219 - see attached map #1
Parcel 1206 - see attached map #5
Parcel 1207 - see attached map #6
Parcel 1204 - see attached map #11
Parcel 1203 - see attached map #10

Zone Designation: M-2

Area: 5 Acres

Features: Located in Southwest Corridor
redevelopment area.

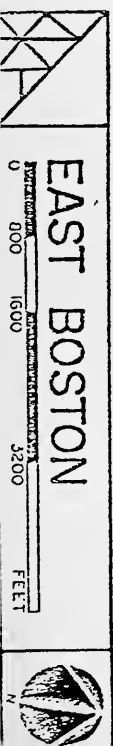
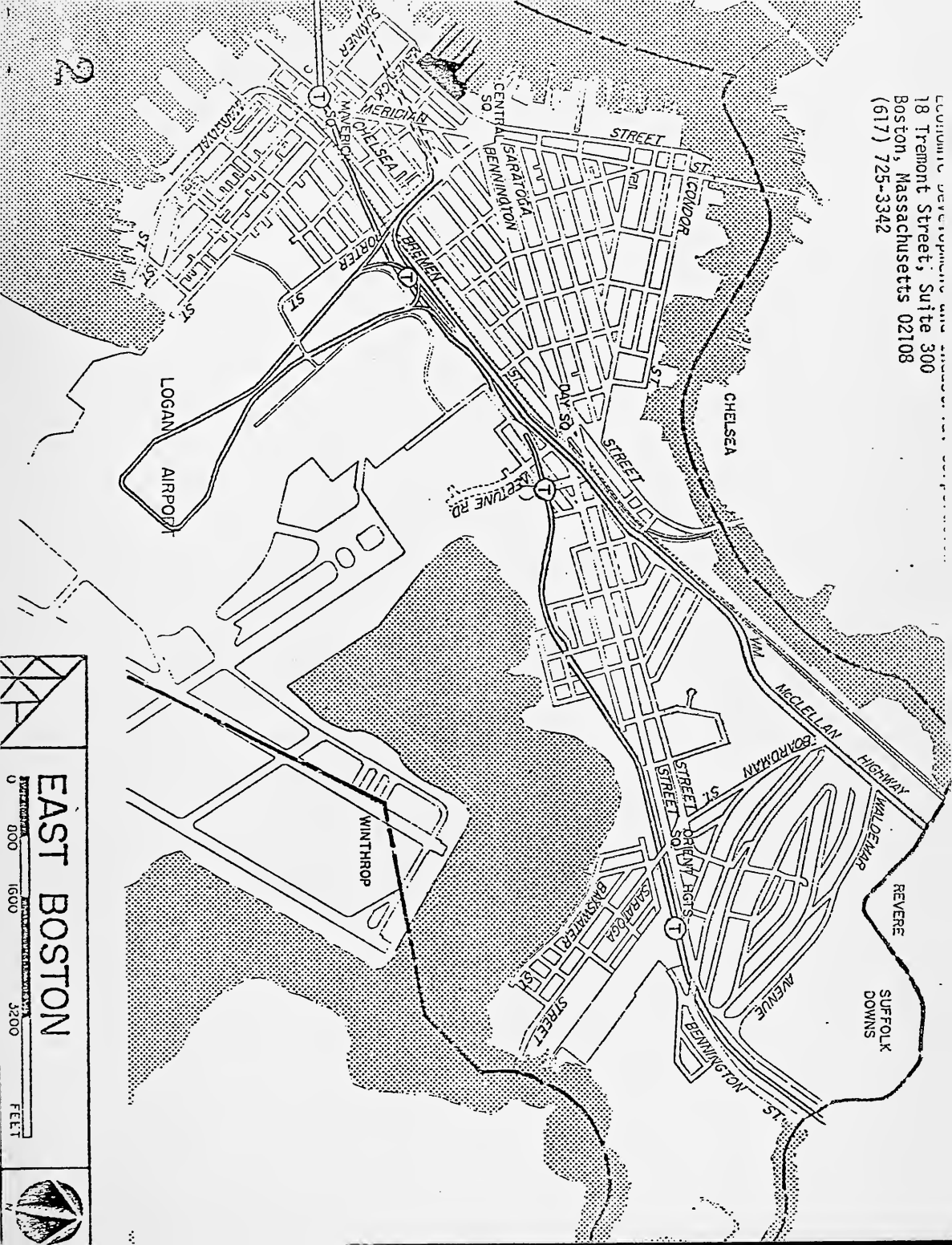
Developer Interest: White Rock Company located across
Amory Street must expand or will
relocate plant outside of state.

DF:jm
9/15/80



Kevin H. White, Mayor/Economic Development & Industrial Corporation of Boston

LOUANTIC DEVELOPMENT AND INVESTMENT SERVICES
18 Tremont Street, Suite 300
Boston, Massachusetts 02108
(617) 725-3342



KEY-Property Ownership



White Rock



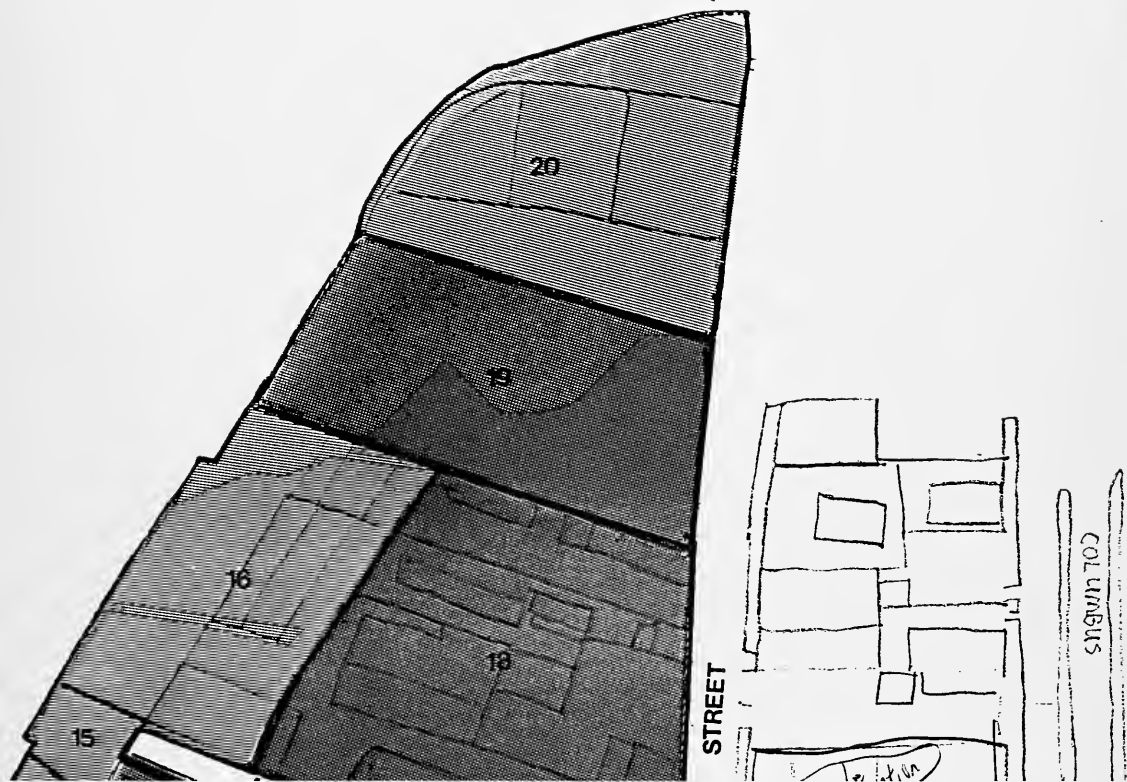
Private



Mass. DPW



City



BOSTON

HARBOR

LINE

COMMISSIONERS

SECTION 2 PART

BLOCK

37, (39-40) A

188,039

298,658

168,500

155,720

34,780

73,700

88,036

SEC 3 PT BLK. 468

1016

27,28

5412

ST.

5412-1

52,464

22,320

5412-2

5412-3

908
714
194

5413

5414

Noted
5-1-76
F.C.L.
74-570

5414-1

5415

5416-1

8100

8100

8100

8100

8100

8100

8100

8100

8100

8100

8100

MAVERICK

BORDER

SEC 2 BLOCK 30

1056

DECATUR ST.

STREET

SEC 2 BLOCK

1057

36

E.B. 22

CITY OF BOSTON

ASSESSORS PLAN

WARD 1014

SEC 2 PT BLK 37, (39-40) A

1014

1014

